

RECORD OF PROCEEDINGS

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MINUTES OF A REGULAR MEETING  
OF THE BOARD OF DIRECTORS OF THE  
BROMLEY PARK METROPOLITAN DISTRICT NO. 2  
HELD APRIL 2, 2019

A regular meeting of the Board of Directors ("Board") of the Bromley Park Metropolitan District No. 2 ("District") was held on Tuesday, April 2, 2019 at 6:00 p.m. at the Main Street Café, 161 N. Main Street, Brighton, CO 80601.

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**Attendance**

In attendance were Directors:

Joel Farkas  
Toni Serra  
Douglas G. Hamilton  
Anthony Tucker

Also in attendance:

Matt Urkoski, & Paul Wilson; CliftonLarsonAllen LLP ("CLA")  
Emily Murphy; McGeady Becher P.C.

**Call to Order  
And Quorum**

Director Farkas called the meeting to order at 6:00 p.m. There was a quorum of the Board present for the regular meeting.

**Potential Conflict  
Of Interest**

Attorney Murphy discussed the requirements of Colorado law to disclose any potential conflicts of interest or potential breaches of fiduciary duty of the Board to the Secretary of State. The members of the Board were requested to disclose any potential conflicts of interest with regard to any matters scheduled for discussion at this meeting, and incorporated for the record those applicable disclosures made by the Board members prior to this meeting in accordance with statute. It was noted by Attorney Murphy that disclosures of potential conflicts of interest were filed with the Secretary of State for Directors Farkas, Hamilton, Serra and Tucker.

**Agenda/Meeting  
Location/Posting  
of Meeting Notices**

The Board reviewed the proposed Agenda for the District's regular meeting.

Following discussion, upon a motion duly made by Director Tucker, seconded by Director Hamilton and, upon vote, unanimously carried, the agenda was approved, with addition of considering ratification of the Cost Sharing Agreement with Parkside HOA and revising the date of the Financial Statements to December 31, 2018.

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**Minutes**

**Minutes of the January 17, 2019 Special Meeting**

Following discussion, upon motion duly made by Director Serra, seconded by Director Hamilton and, upon vote, unanimously carried, the Board approved the minutes of the January 17, 2019 special meeting, as presented.

**Public Comments**

None.

**Financial Matters**

**Review, Ratify and Approve Claims**

Mr. Wilson reviewed the claims with the Board, noting the payment of the fourth quarter 2018 Brighton East Farms HOA cost sharing payment.

Following review, upon a motion duly made by Director Tucker, seconded by Director Hamilton and, upon vote, unanimously carried, the Board ratified approval of claims, in the amount of \$79,410.06.

**Review and Consider Approval of the December 31, 2018 Unaudited Financial Statements**

Mr. Wilson reviewed the December 31, 2018 unaudited financial statements with the Board.

No action was taken at this time.

**Other**

None.

**Manager Items**

**Other**

The Board discussed the need for an updated map.

**Attorney Items**

**Ratify Approval of Service Agreement for Project Management Services with Chadwick Land Use Entitlements Company**

Attorney Murphy reviewed the Service Agreement for Project Management Services with Chadwick Land Use Entitlements Company with the Board.

Following review, upon a motion duly made by Director Tucker, seconded by Director Hamilton and, upon vote, unanimously carried, the Board

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ratified approval of the Service Agreement for Project Management Services with Chadwick Land Use Entitlements Company.

Consider Acceptance of Engineer's Reports and Verifications from Martin/Martin, Inc.

The Board deferred action.

Consider Approval of Reimbursement to Kings Co. LLC for Construction Related Expenses under the Advance & Reimbursement Agreement

The Board deferred action.

Review and Consider Ratification of Approval of Cost Sharing and Reimbursement Agreement between the District and Parkside at Brighton East Farms Homeowners Association, Inc.

Attorney Murphy reviewed the Cost Sharing and Reimbursement Agreement with the Board.

Following review, upon a motion duly made by Director Tucker, seconded by Director Hamilton and, upon vote, unanimously carried, the Board approved ratification of the Cost Sharing and Reimbursement Agreement between the District and Parkside at Brighton East Farms Homeowners Association, Inc.

### Construction Matters

#### Status of Construction under Goodland Contract

Director Farkas reported that final acceptance from the City has not yet occurred in order to allow for testing on the irrigation system to be performed once the season begins.

#### Other

Additional discussion on construction in Homestead Filing 3 also ensued.

### Board Member

#### Other

None.

### Other Business

#### Confirm Quorum for July 2, 2019 Regular Meeting

The Board did not confirm quorum for the July 2, 2019 regular meeting due to the expected need to convene via special meeting in the near future.

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**Adjournment**

There being no further business to come before the Board, Director Farkas adjourned the meeting at 6:55 p.m.

Respectfully submitted,



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Secretary for the Meeting